



Department of Justice

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REAL ESTATE AGENT SENTENCED TO PRISON FOR MORTGAGE FRAUD SCHEME

Atlanta, GA - WANDA MORGAN TYLER, 60, of Duluth, Georgia, was sentenced today by United States District Judge Thomas Thrash on charges of mail fraud, relating to a scheme to defraud a mortgage lending program operated by the United States Department of Veterans' Affairs ("VA").

"We continue to focus on prosecuting real estate professionals who contribute to the substantial mortgage fraud problem in the Atlanta area. This fraud harms communities and drives up lending costs. In this case, which involved a federal benefits program, it also harmed taxpayers. Our continued prosecution of these types of frauds shows that participating in mortgage fraud is a good way to end up in prison."

TYLER was sentenced to 33 months in prison to be followed by 3 years of supervised release, and found liable for approximately \$900,000 in criminal restitution. TYLER pleaded guilty to these charges on February 16, 2006.

According to United States Attorney Nahmias and the information presented in court: TYLER, using an alias, operated as a real estate agent in the Atlanta area in 2000-2002, during which she arranged for over 20 real estate transactions under the VA's Lendee Vendor Program. This was a program by which the VA sold properties to the general public, along with direct financing or loan guarantees. The VA previously acquired these properties by way of foreclosure, after veterans defaulted on VA-guaranteed loans.

In over a dozen cases, TYLER created and submitted to the VA false wage statements, bank records, and other financial documents in the names of the purchasers that she represented, often without the purchasers' knowledge. She did this to mislead the VA as to the credit-worthiness of the purchasers, thereby ensuring that the transactions would be approved and that TYLER would receive substantial commissions. In some cases, TYLER submitted bids under false identities that she created. As part of her scheme, TYLER used several aliases and different companies, all to conceal from the VA that TYLER was behind the scheme. The VA lost over \$900,000 as a result. This

includes over \$180,000 that the VA paid to TYLER in commissions from these fraudulent transactions, as well as over \$720,000 in foreclosure losses, as almost all of the purchasers or purported purchasers defaulted on their mortgages.

This case was investigated by Special Agents of the Federal Bureau of Investigation, the Department of Veterans' Affairs, and the Department of Housing and Urban Development.

Assistant United States Attorney Justin S. Anand prosecuted the case.

For further information please contact David E. Nahmias (pronounced NAH-me-us), United States Attorney or F. Gentry Shelnutt, Chief, Criminal Division, through Patrick Crosby, Public Affairs Officer, U.S. Attorney's Office, at (404) 581-6016. The Internet address for the HomePage for the U.S. Attorney's Office for the Northern District of Georgia is www.usdoj.gov/usao/gan.